

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**

1949 Industrial Park Road, Room 110

Conway, South Carolina 29526

and

**THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**

Office of Environmental Quality Control

Water Quality Certification and Wetlands Programs Section

2600 Bull Street

Columbia, South Carolina 29201

REGULATORY DIVISION

2 December 2005

Refer to: P/N # 2005-3W-357-C

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 *et.seq.*) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**OLIVER AND BROOKS LAND PARTNERS, LLC**  
c/o THE EARTHWORKS GROUP  
P.O. BOX 201  
**MURRELLS INLET, SOUTH CAROLINA 29576**

for a permit to place fill material in wetlands in an unnamed tributary of the

**WACCAMA RIVER**

at a location adjacent to and south of S. C. Highway 90, approximately 0.75 miles east of International Drive, in Horry County, South Carolina (Latitude- 33.82259° N, Longitude 78.89674° W).

In order to give all interested parties an opportunity to express their views

**N O T I C E**

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

**12 O'CLOCK NOON, TUESDAY, 27 DECEMBER 2005**

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of placing fill material in 1.29 acres of waters of the United States. In detail, the applicant proposes to fill 0.87 acres of jurisdictional ditches and 0.42 acres of jurisdictional wetlands. In addition, the applicant proposes to fill 1.18 acres of isolated, non-jurisdictional freshwater wetlands; however, this portion of the work is a non-regulated activity. Road crossings "I" (0.08 acres) and "J" (0.08 acres) are being provisionally issued under Nationwide Permit #14 in order to progress with Phase I of the project. As mitigation for impacts to wetlands and other waters, the applicant proposes to preserve the remaining 1.57 acre wetland onsite with an associated 2.66 acre upland buffer. Additionally, the applicant proposes to purchase 15.06 mitigation credits from an approved mitigation bank. The purpose of the proposed work, as stated by the applicant, is to develop a residential subdivision.

2 December 2005

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
1949 Industrial Park Road, Room 110  
Conway, South Carolina 29526.**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions of the South Carolina Coastal Zone Management Act (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 1.29 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the

reasons for holding a public hearing.

REGULATORY DIVISION

Refer to: P/N # 2005-3W-357-C

2 December 2005

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

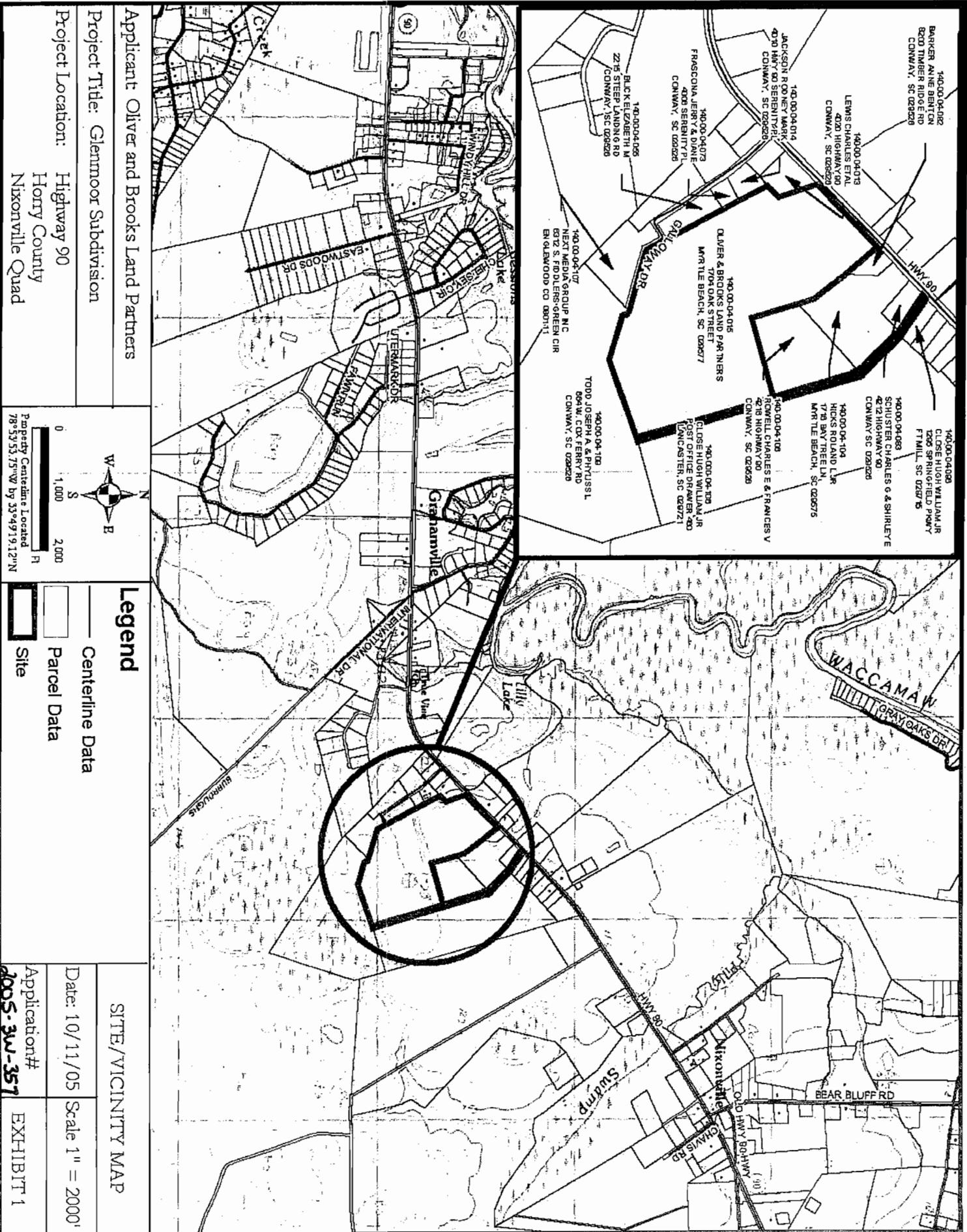
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-365-4239.



Tommy Fennel  
Project Manager  
Regulatory Division  
U.S. Army Corps of Engineers

Disclaimer: The EAST HOMING Gentry family owns 80% of the land shown on this map. This map is provided for the convenience of the public. It is not to be used for surveying or engineering purposes. It is the responsibility of the surveyor or engineer to verify the boundaries of the property by an independent survey. The information contained in this map is not to be used for surveying or engineering purposes. The map is provided for the convenience of the public. It is not to be used for surveying or engineering purposes. The map is provided for the convenience of the public. It is not to be used for surveying or engineering purposes.



## AREA SUMMARY

TOTAL AREA	66.37 Ac.
TOTAL UPLANDS	62.21 Ac.
TOTAL WETLANDS	4.16 Ac.
TOTAL JD WETLANDS	2.03 Ac.
TOTAL JD WETLAND FILL	0.42 Ac.
TOTAL JD DITCH	0.96 Ac.
TOTAL JD DITCH FILL	0.886 Ac.
TOTAL ISOLATED WETLANDS	1.18 Ac.
TOTAL ISOLATED WETLAND FILL	1.18 Ac.
PRESERVED WETLANDS	1.57 Ac.
TOTAL UPLAND BUFFER	2.66 Ac.
TOTAL IMPACTS	2.486 Ac.

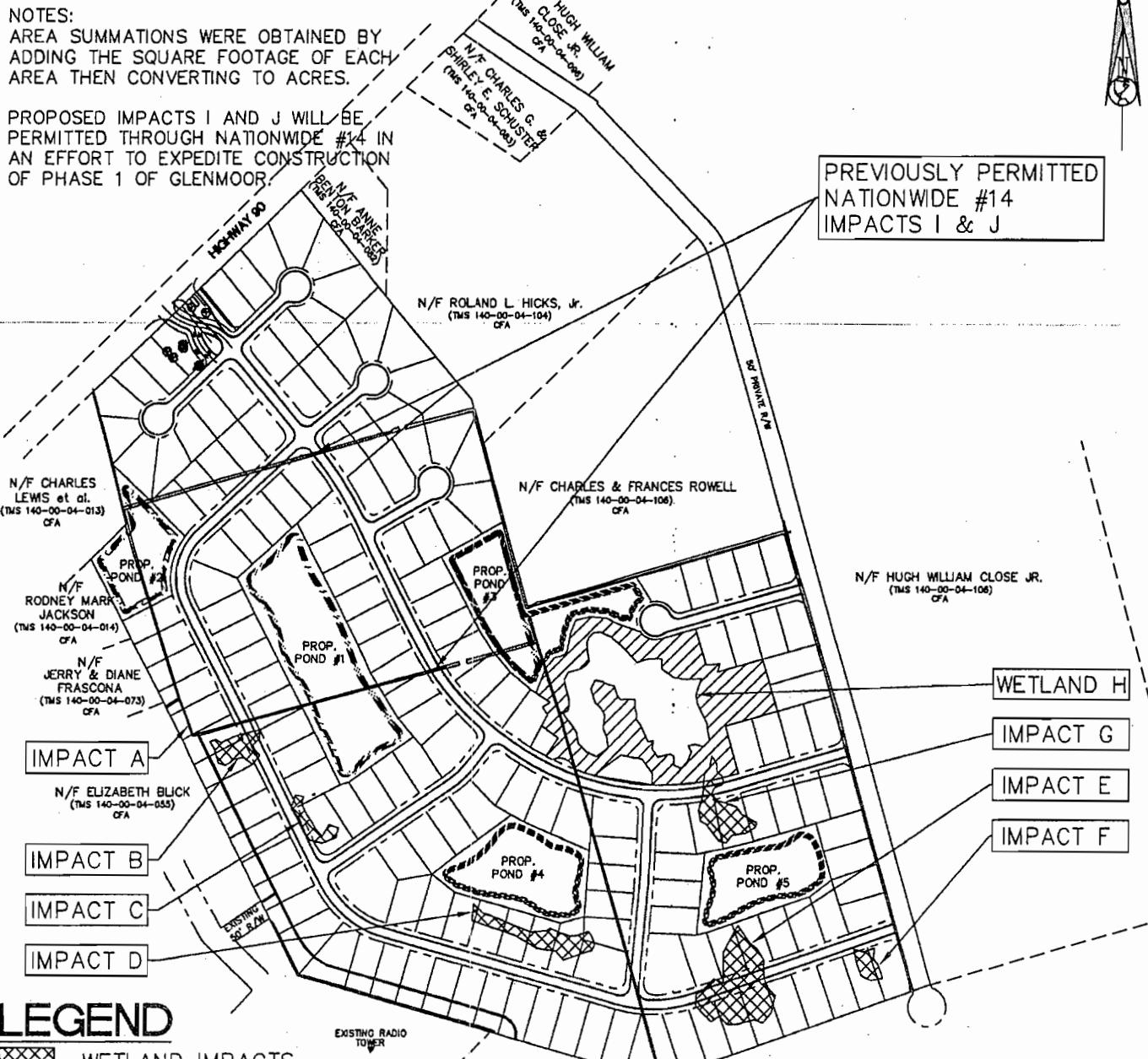
## IMPACT SUMMARY

WETLAND ID	TOTAL AREA	TOTAL IMPACT	UPLAND BUFFER
A	0.94 Ac.	0.87 Ac.	NA
B	0.16 Ac.	0.16 Ac.	NA
C	0.11 Ac.	0.11 Ac.	NA
D	0.30 Ac.	0.30 Ac.	NA
E	0.68 Ac.	0.68 Ac.	NA
F	0.09 Ac.	0.09 Ac.	NA
G	0.30 Ac.	0.26 Ac.	NA
H	1.57 Ac.	NA	2.66 Ac.
I	0.008 Ac.	0.008 Ac.	NA
J	0.008 Ac.	0.008 Ac.	NA
TOTALS	4.16 Ac.	2.486 Ac.	2.66 Ac.

### NOTES:

AREA SUMMATIONS WERE OBTAINED BY ADDING THE SQUARE FOOTAGE OF EACH AREA THEN CONVERTING TO ACRES.

PROPOSED IMPACTS I AND J WILL BE PERMITTED THROUGH NATIONWIDE #14 IN AN EFFORT TO EXPEDITE CONSTRUCTION OF PHASE 1 OF GLENMOOR.



## LEGEND

- [X] WETLAND IMPACTS
- [/] UPLAND BUFFER
- [■] DITCH IMPACT

PURITAN RADIO CASTING CO.  
(TMS 140-00-04-107)  
CFA

N/F JOSEPH A. TODD  
(TMS 140-00-04-109)  
CFA

Applicant: OLIVER AND BROOKS LAND PARTNERS

### Revisions

Date Initials

Project Title:  
GLENMOOR SUBDIVISION

Project Location: HIGHWAY 90  
HORRY COUNTY, SC

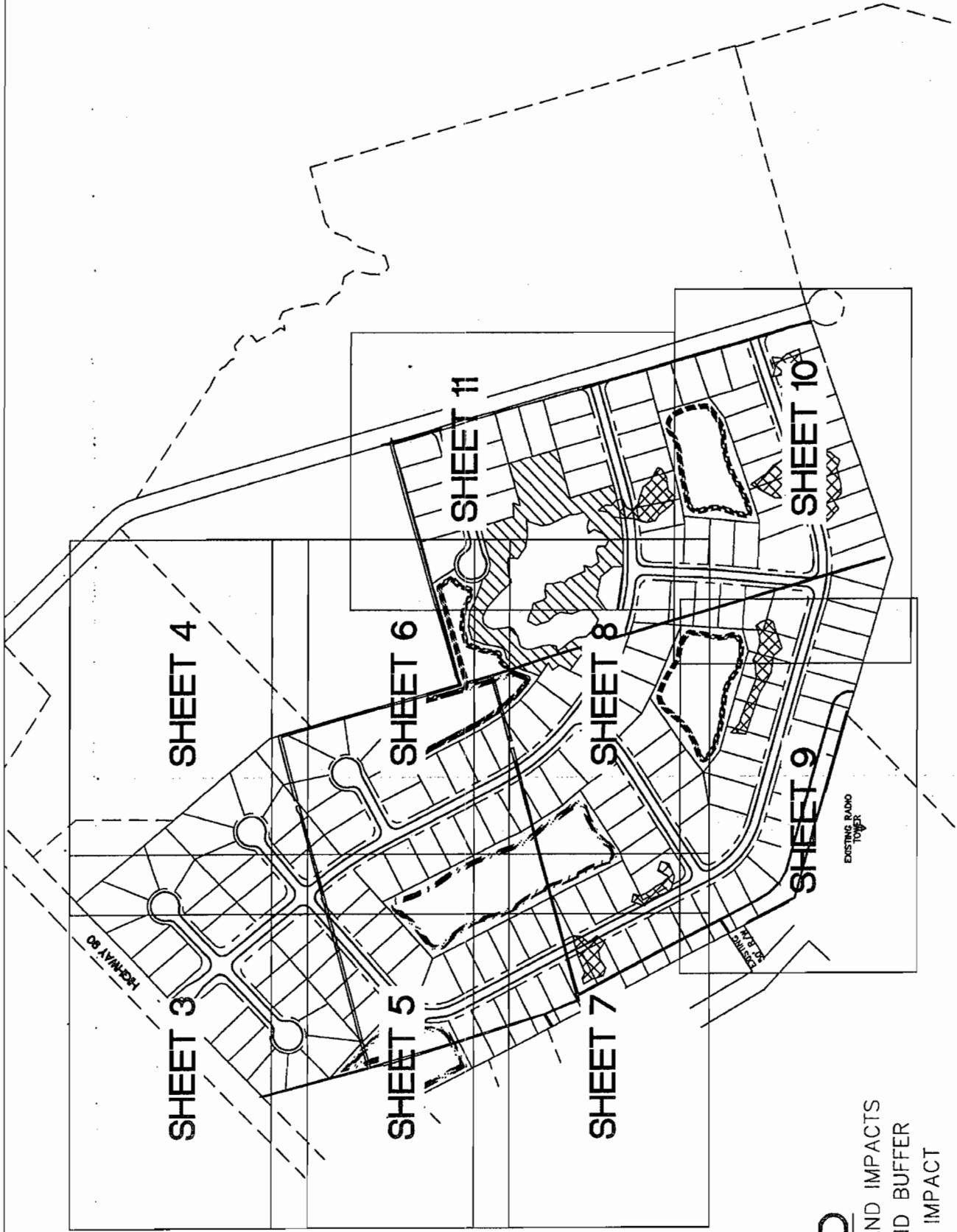
### WETLAND MASTER PLAN

Date: 9/30/05

Scale: 1" = 400'

Application #  
2005-3W-357

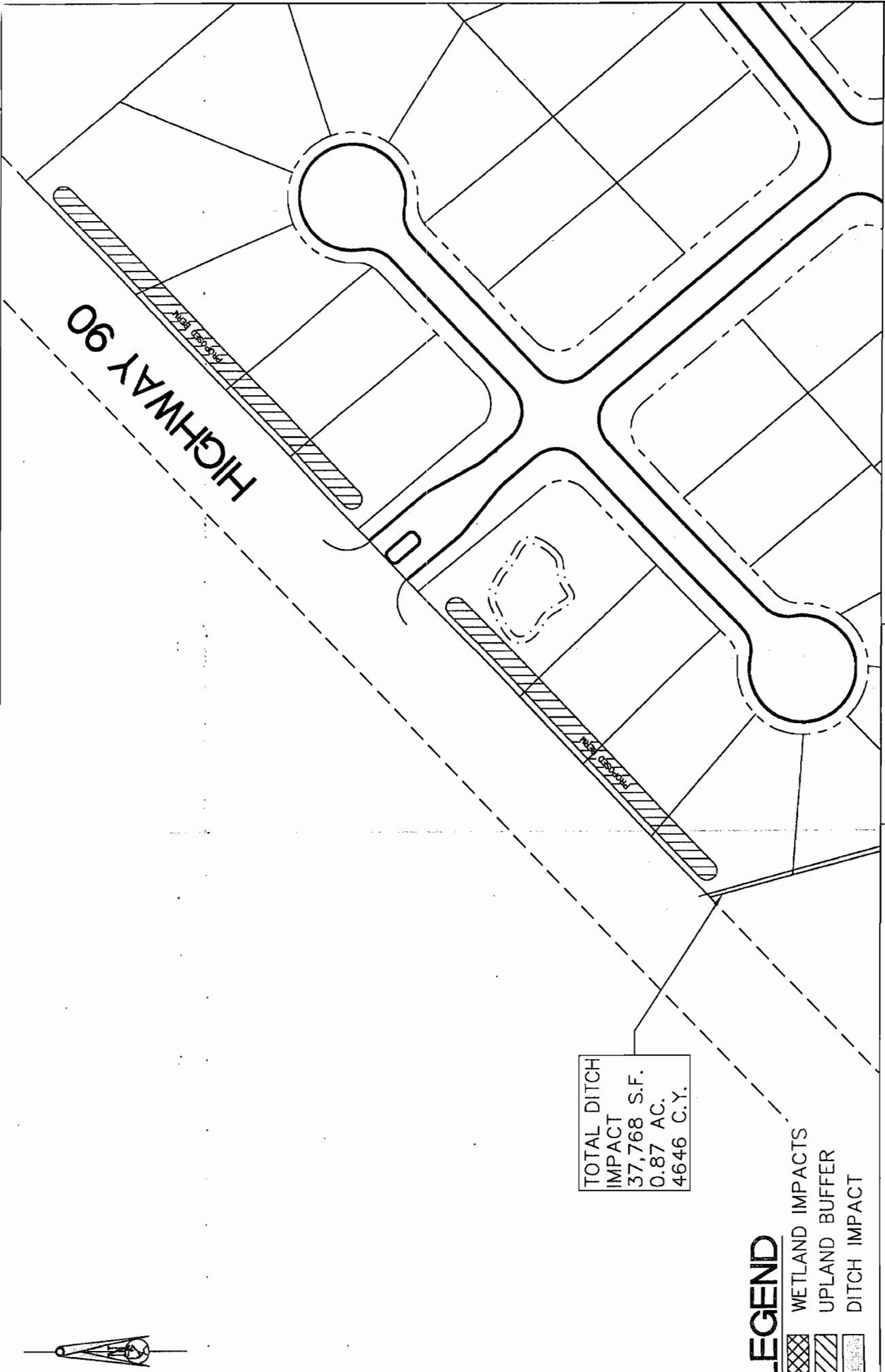
Sheet 1 of 18



## LEGEND

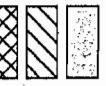
WETLAND IMPACIS  
UPLAND BUFFER  
DITCH IMPACT

Applicant: OLIVER AND BROOKS LAND PARTNERS		Revisions		Sheet Title: SHEET INDEX	
		Date	Initials		
Project Title: GLENMOOR SUBDIVISION				Date: 09/20/05	Scale: 1" = 400'
Project Location: HIGHWAY 90 HORRY COUNTY, SC				Application # <b>2005-3WJ-357</b>	Sheet 2 of 18
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Applicant: OLIVER AND BROOKS LAND PARTNERS	Date	Initials	Revisions	Sheet Title: SHEET 3
Project Title: GLENMOOR SUBDIVISION				Date: 09/20/05      Scale: 1" = 100'
Project Location: HIGHWAY 90 HORRY COUNTY, SC				Application # <b>2005-3W-357</b>
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**LEGEND**



WETLAND IMPACTS



UPLAND BUFFER



DITCH IMPACT

TOTAL DITCH  
IMPACT  
37,768 S.F.  
0.87 AC.  
4,646 C.Y.

SHEET 4

Scale: 1" = 100'

Date: 09/20/05

Application #

2005-3w-357

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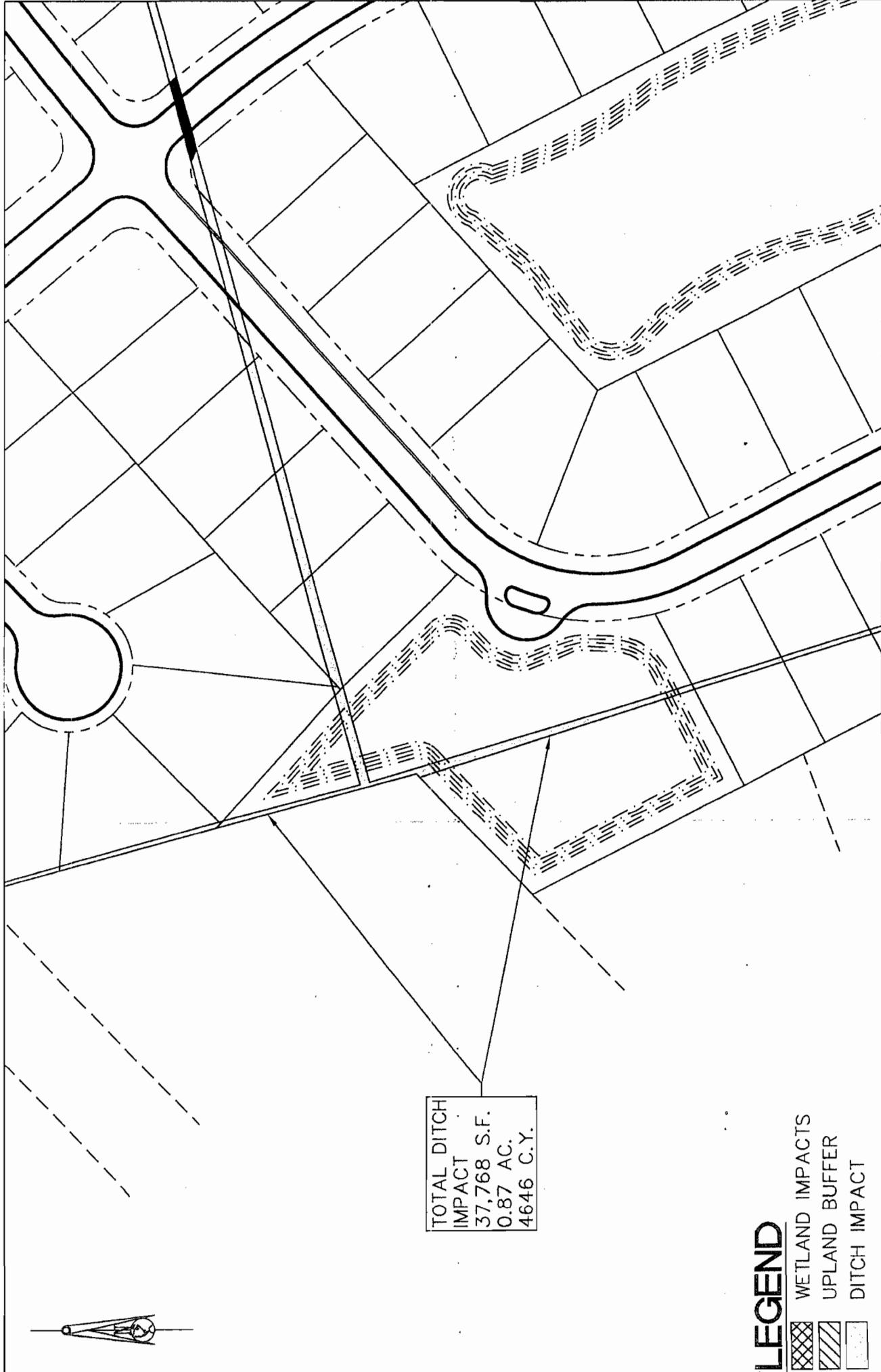
Applicant: OLIVER AND BROOKS LAND PARTNERS

Revisions	Date	Initials
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Project Title:  
GLENMOOR SUBDIVISION

Project Location: HIGHWAY 90  
HORRY COUNTY, SC

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WETLAND IMPACTS  
UPLAND BUFFER  
DITCH IMPACT

Application # 2005-34w-357  
Date: 9/20/05  
Scale: 1" = 100'  
Sheet 5 of 18

Project Title:  
GLENMOOR SUBDIVISION  
Project Location: HIGHWAY 90  
HORRY COUNTY, SC

Applicant: OLIVER AND BROOKS LAND PARTNERS

Revisions	
Date	Initials

Sheet Title: SHEET 5

Date: 9/20/05  
Scale: 1" = 100'

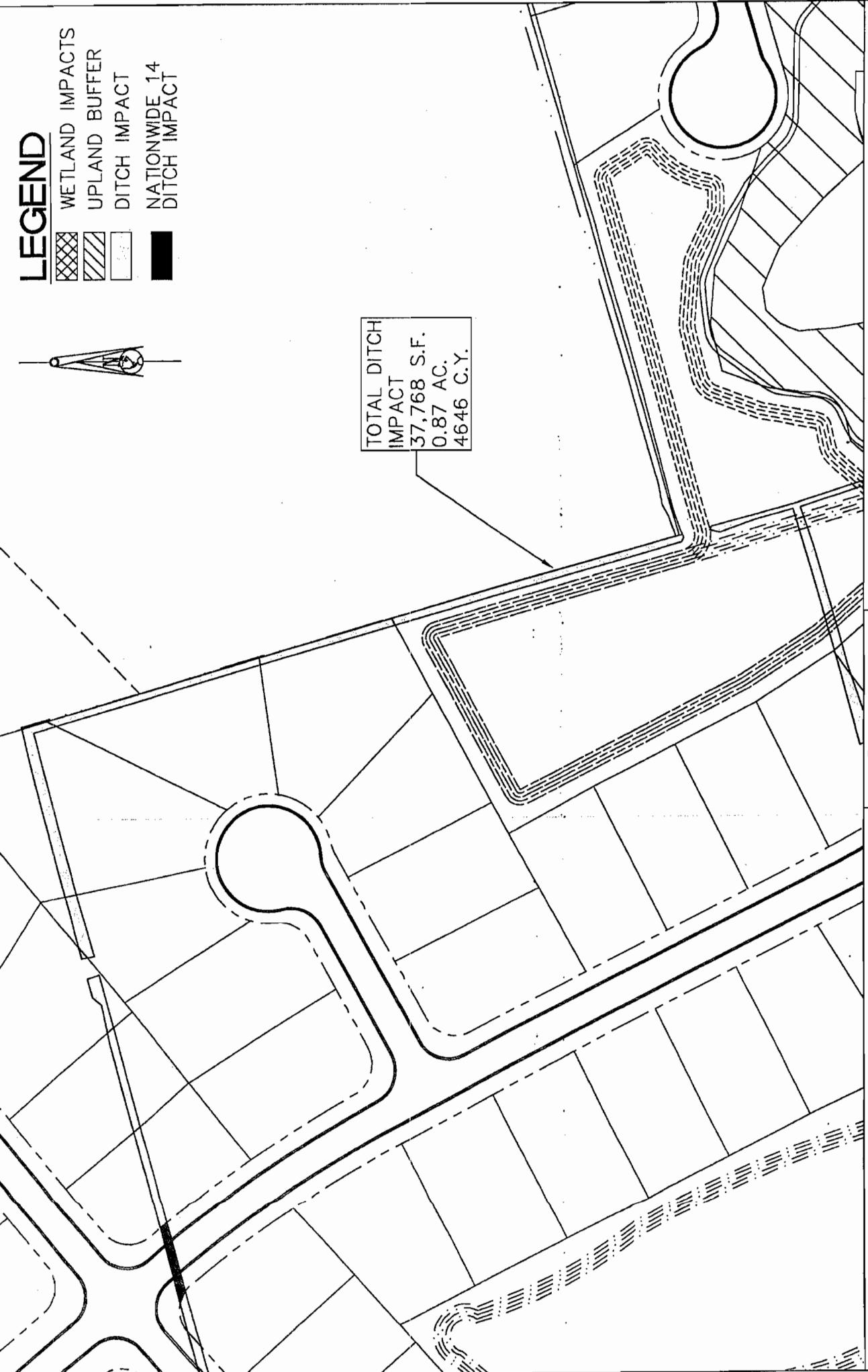
Application # 2005-34w-357  
Date: 9/20/05  
Scale: 1" = 100'  
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## LEGEND

- [Wetland Impacts Pattern] WETLAND IMPACTS
- [Upland Buffer Pattern] UPLAND BUFFER
- [Ditch Impact Pattern] DITCH IMPACT

## LEGEND

- [Wetland Impacts Pattern] WETLAND IMPACTS
- [Upland Buffer Pattern] UPLAND BUFFER
- [Ditch Impact Pattern] DITCH IMPACT
- [Solid Black Box] NATIONWIDE 1<sup>4</sup> DITCH IMPACT



Applicant: OLIVER AND BROOKS LAND PARTNERS

Revisions	Date	Initials

Sheet Title: SHEET 6

Scale: 1" = 100'

Project Title:  
GLENMOOR SUBDIVISION  
Project Location: HIGHWAY 90  
HORRY COUNTY, SC

Application #

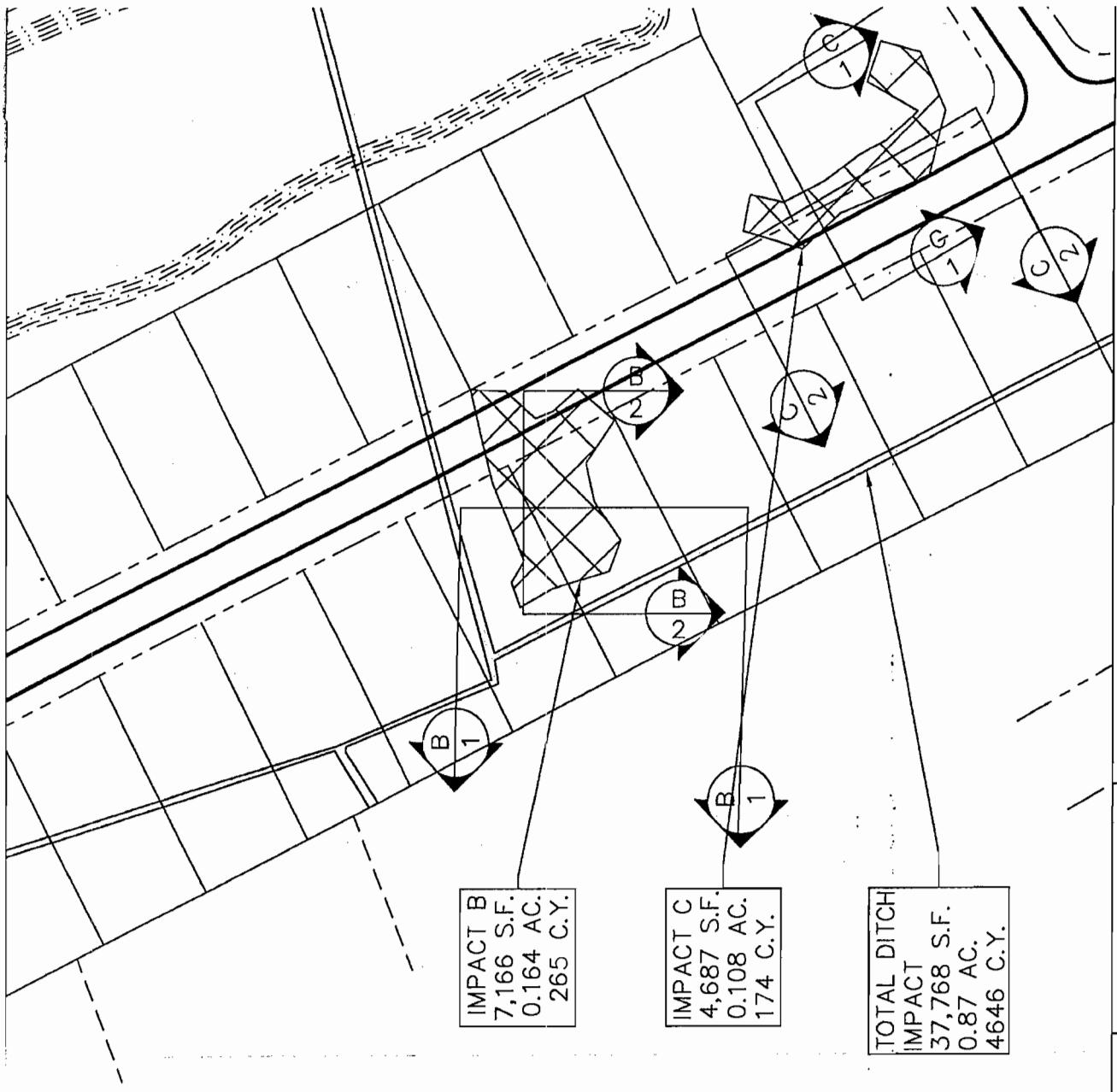
2005-3w-357

Date: 9/20/05

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### LEGEND

- [Wetland Impact Pattern] WETLAND IMPACTS
- [Upland Buffer Pattern] UPLAND BUFFER
- [Ditch Impact Pattern] DITCH IMPACT

Applicant: OLIVER AND BROOKS LAND PARTNERS

Revisions

Date Initials

Sheet Title: SHEET 7

Project Title:  
GLENMOOR SUBDIVISION

Project Location: HIGHWAY 90  
Horry County, SC

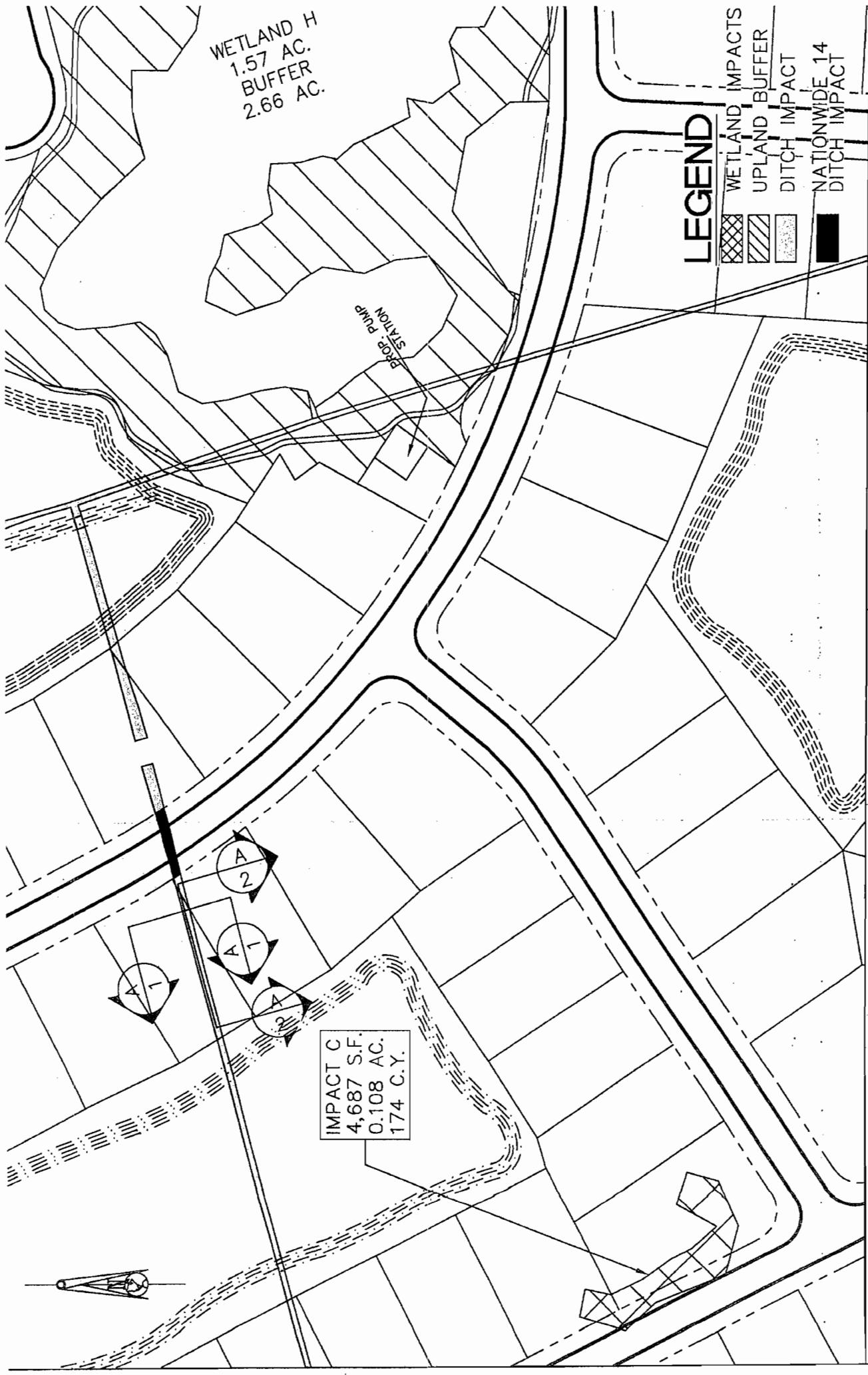
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Scale: 1" = 100'

Application #  
**2005-300-357**

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## LEGEND

	WETLAND IMPACTS
	UPLAND BUFFER
	DITCH IMPACT
	NATIONWIDE 14 DITCH IMPACT

Sheet Title: SHEET 8

Revisions

Date

Initials

Scale: 1" = 100'

Applicant: OLIVER AND BROOKS LAND PARTNERS

Project Title:  
GLENMOOR SUBDIVISION

Project Location: HIGHWAY 90  
HORRY COUNTY, SC

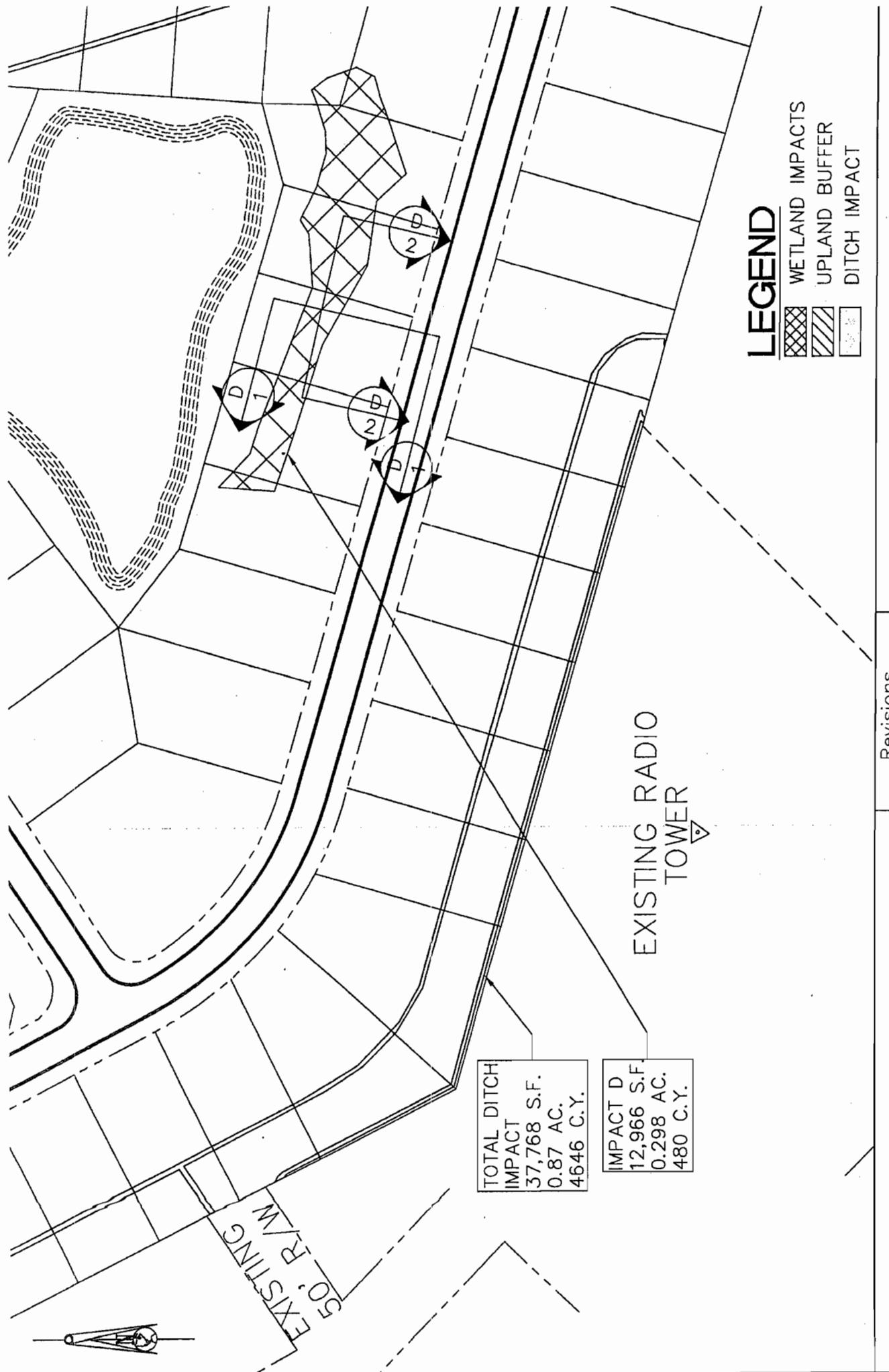
Date: 9/20/05

Application #

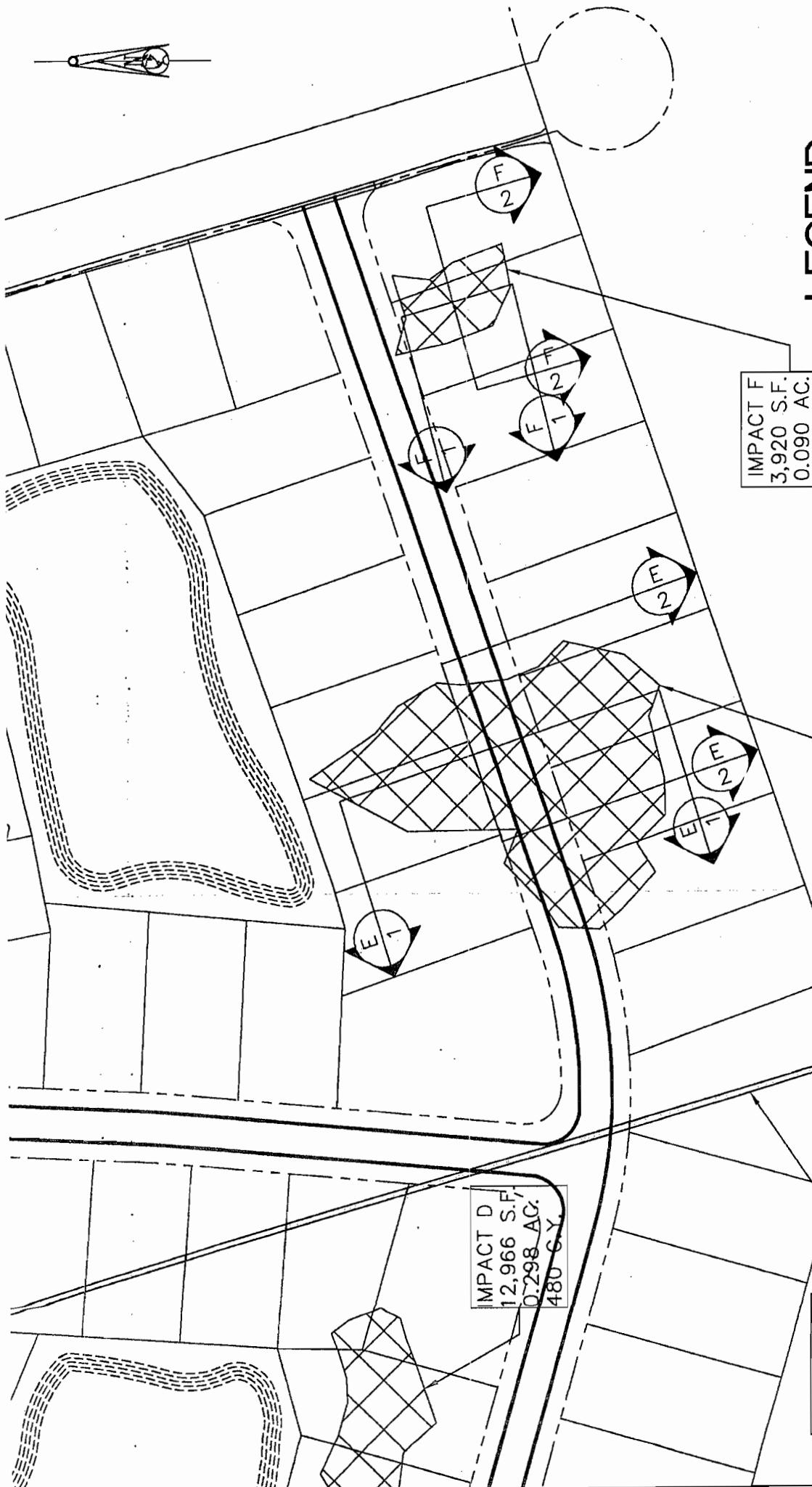
2005-3W-357

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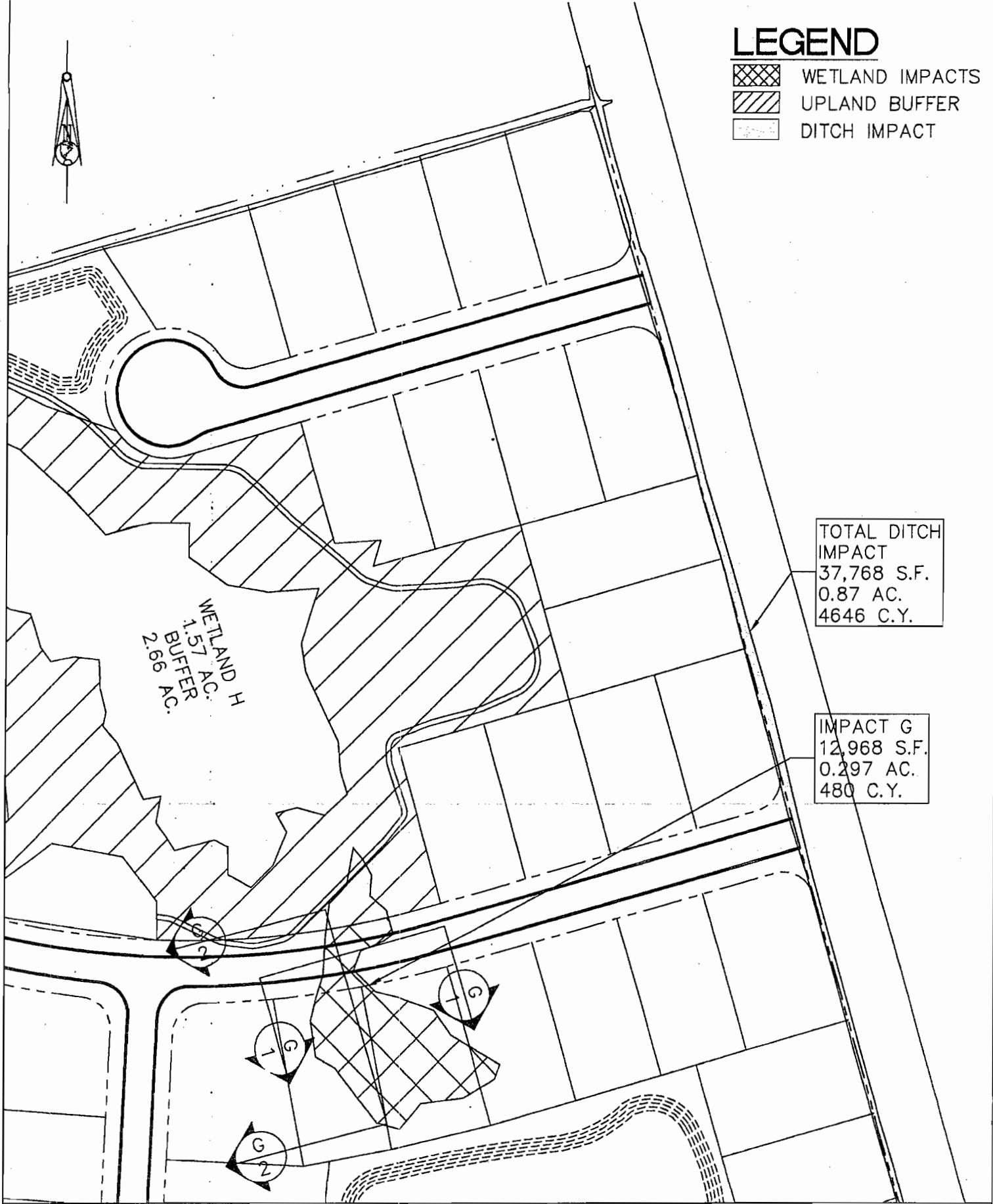
Applicant: OLIVER AND BROOKS LAND PARTNERS	Revisions Date Initials	Sheet Title: SHEET 9
Project Title: <b>GLENMOOR SUBDIVISION</b>	Date: 9/20/05	Scale: 1" = 100'
Project Location: <b>HIGHWAY 90</b> <b>HORRY COUNTY, SC</b>	Application # <b>2005-3w-357</b>	Sheet 9 of 18



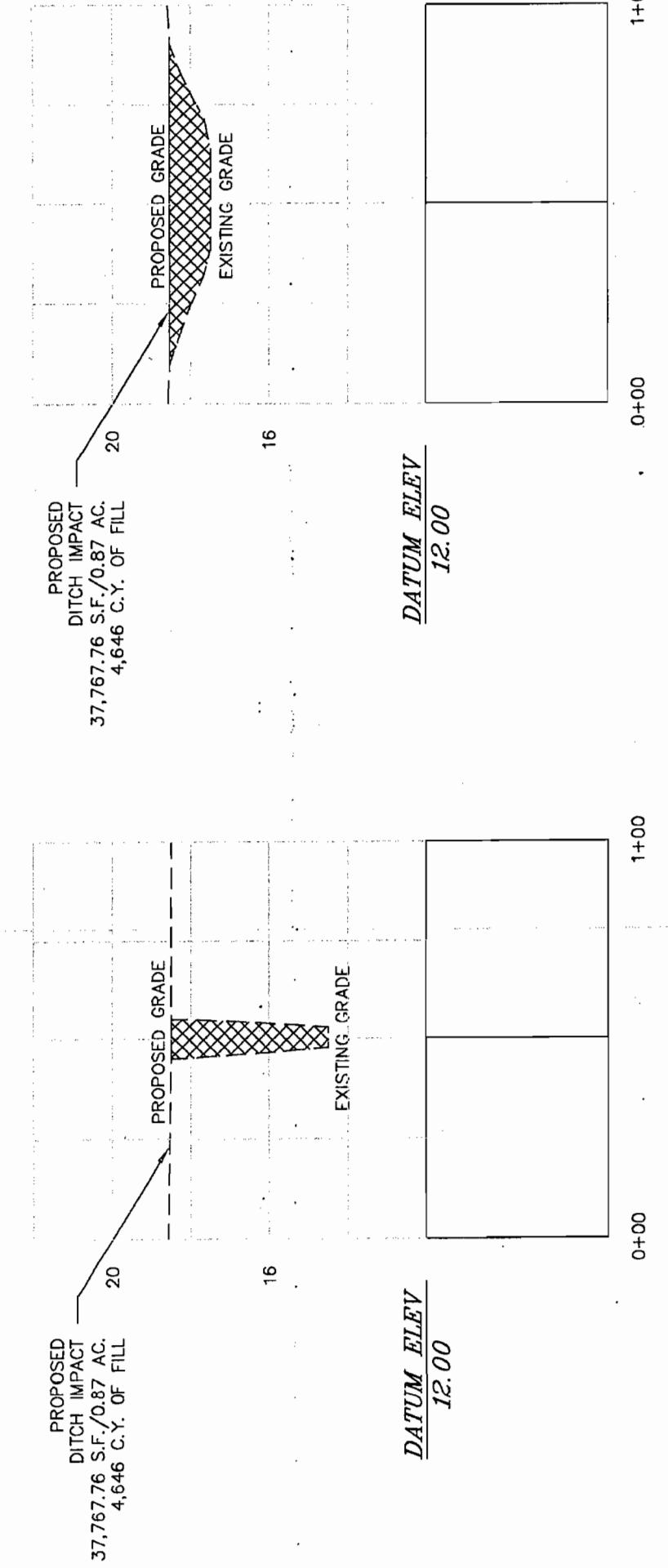
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Project Title: GLENMOOR SUBDIVISION	Date	Initials	Date: 9/20/05
Project Location: HIGHWAY 90 HORRY COUNTY, SC			Application # <b>2005-3W-357</b>
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# LEGEND

	WETLAND IMPACTS
	UPLAND BUFFER
	DITCH IMPACT



Applicant: OLIVER AND BROOKS LAND PARTNERS	Revisions	SHEET 11	
Project Title: GLENMOOR SUBDIVISION	Date	Initials	
	Date: 9/20/05		Scale: 1" = 100'
Project Location: HIGHWAY 90 HORRY COUNTY, SC		Application # 2005-3W-357	Sheet 11 of 18



### A1 - IMPACT "A" SECTION

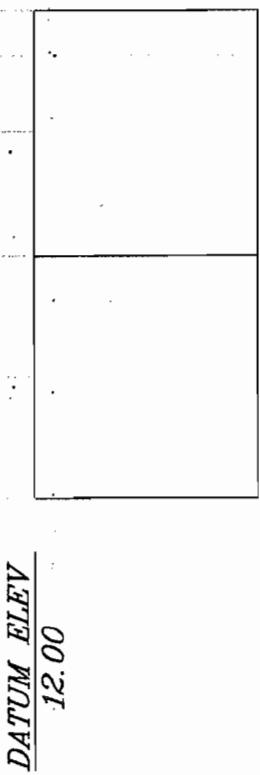
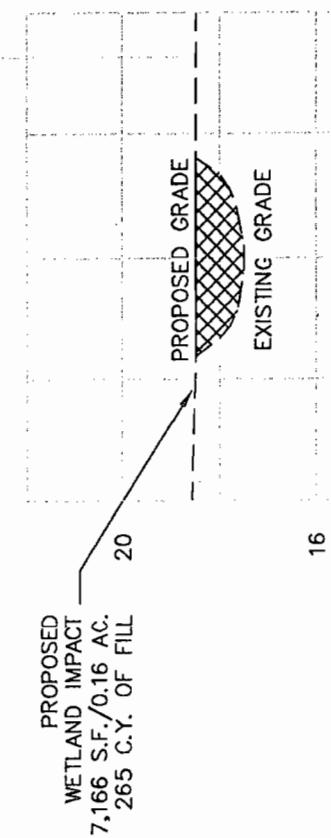
SCALE  
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1"=4'  
HORIZONTAL  
1"=20'

SCALE  
VERTICAL  
1"=4'  
HORIZONTAL  
1"=20'

### A2 - IMPACT "A" PROFILE

SCALE  
VERTICAL  
1"=4'  
HORIZONTAL  
1"=60'

Sheet Title: IMPACT "A" TYPICAL DITCH SECTION & PROFILE			
Project Title: GLENMOOR SUBDIVISION	Date: 9/20/05	Revisions Date Initials	Scale: 1" = AS SHOWN
Project Location: HIGHWAY 90 HORRY COUNTY, SC	Application # <b>2005-3WU-357</b>		
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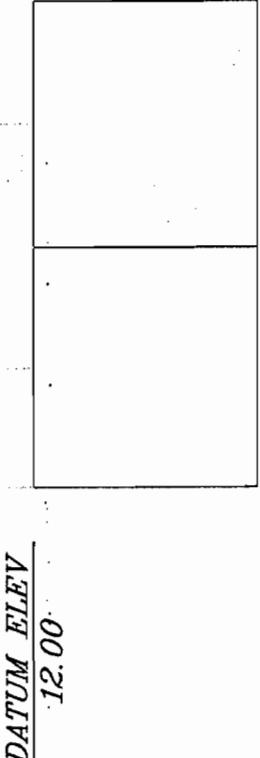
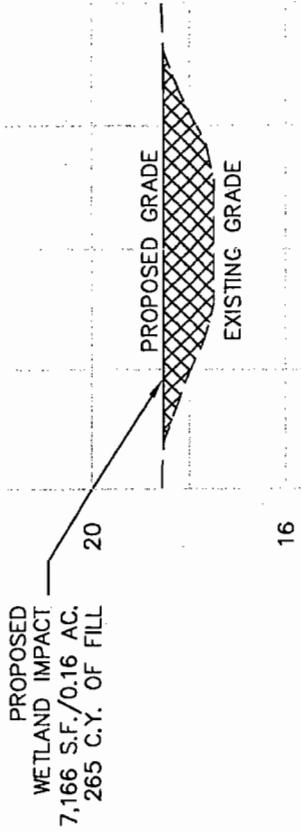


### B1 - IMPACT "B" SECTION

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### B2 - IMPACT "B" PROFILE

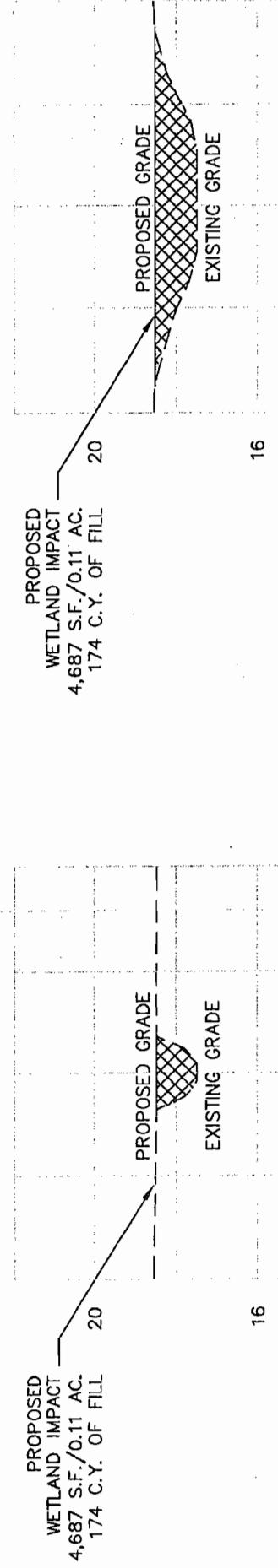
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0+00  
1+00

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1+00

Applicant: OLIVER AND BROOKS LAND PARTNERS		Revisions		Sheet Title: IMPACT "B" SECTION & PROFILE	
Project Title:	GLENMOOR SUBDIVISION	Date	Initials	Date:	Scale: 1" = AS SHOWN
Project Location:	HIGHWAY 90 Horry County, SC			Application # <u>2005-300-357</u>	
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DATUM ELEV  
12.00

C1 – IMPACT "C" SECTION

SCALE

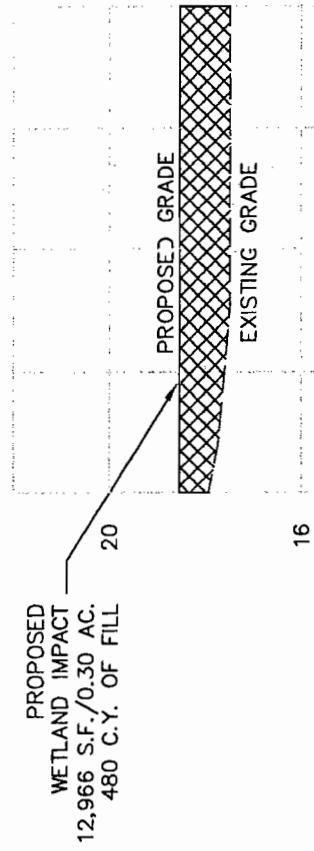
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C2 – IMPACT "C" PROFILE

SCALE

VERTICAL 1"=4'  
HORIZONTAL 1"=60'

Applicant:	OLIVER AND BROOKS LAND PARTNERS	Revisions Date Initials	Sheet Title: IMPACT "C" SECTION & PROFILE Date: 9/20/05	Scale: 1" = AS SHOWN
Project Title:	GLENMOOR SUBDIVISION			
Project Location:	HIGHWAY 90 HORRY COUNTY, SC		Application # <b>2005-3W-357</b>	Sheet 14 of 18
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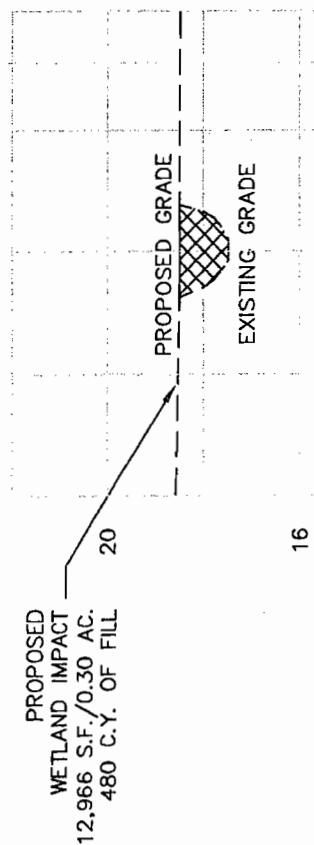
DATUM ELEV  
12.00

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D1 - IMPACT "D" SECTION

SCALE

VERTICAL 1"=4'  
HORIZONTAL 1"=60'



DATUM ELEV  
12.00

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D2 - IMPACT "D" PROFILE

SCALE

VERTICAL 1"=4'  
HORIZONTAL 1"=60'

Applicant: OLIVER AND BROOKS LAND PARTNERS

Date	Revisions Initials

Sheet Title: IMPACT "D" SECTION & PROFILE

Project Title:  
GLENMOOR SUBDIVISION

Project Location: HIGHWAY 90  
Horry County, SC

Application #  
2005-3WU-357

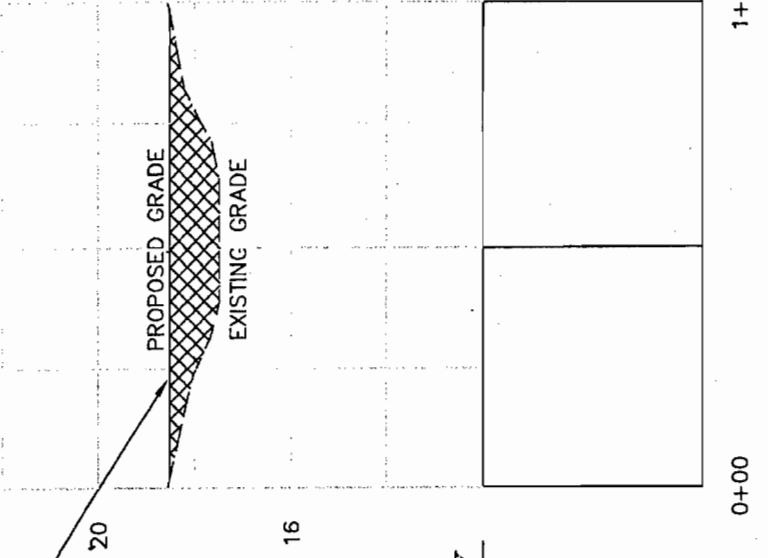
Date: 9/20/05

Scale: 1" = AS SHOWN

Vertical 1"=4'  
Horizontal 1"=60'

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### E2 - IMPACT "E" PROFILE

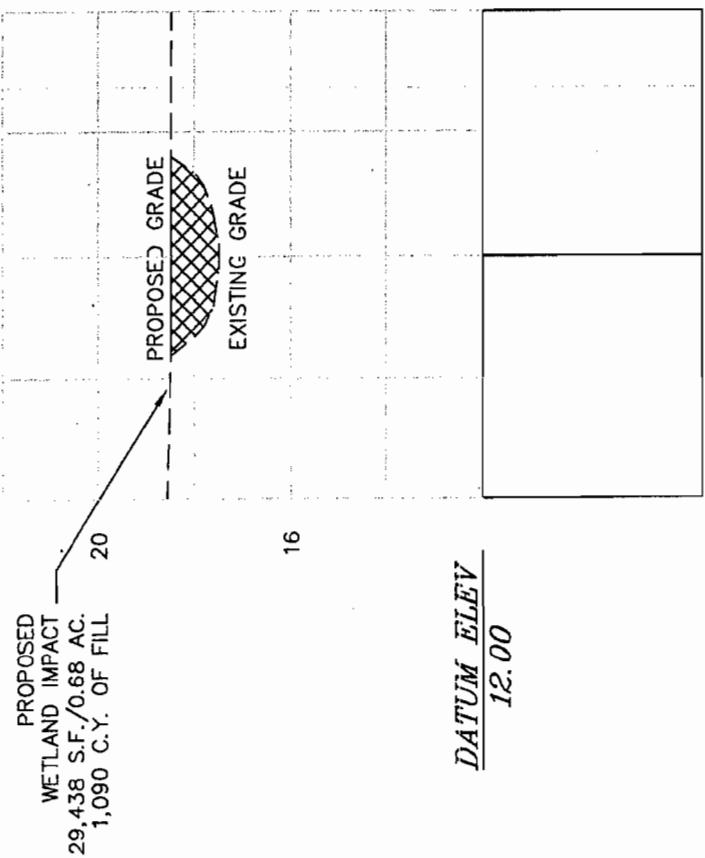
#### SCALE

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HORIZONTAL    1"=100'

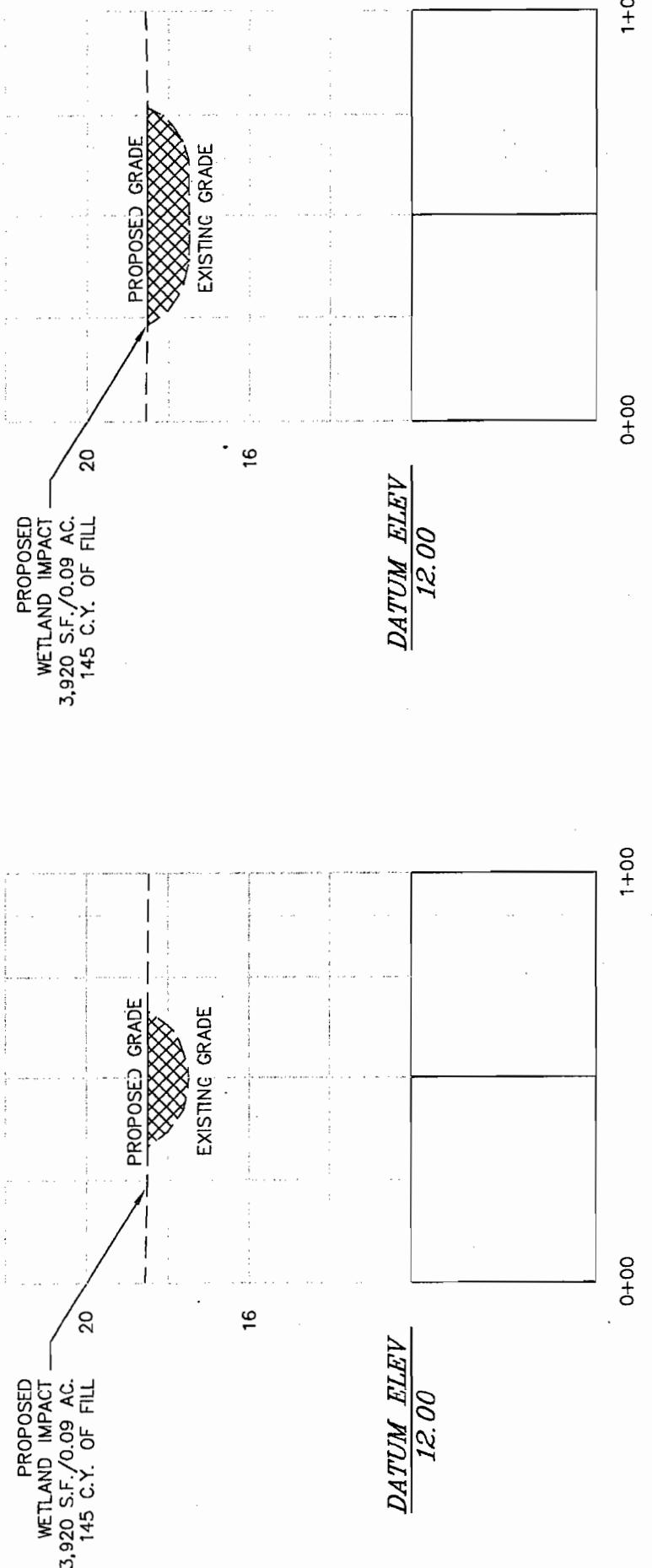
### E1 - IMPACT "E" SECTION

#### SCALE

VERTICAL      1"=4'  
HORIZONTAL    1"=100'



Applicant: OLIVER AND BROOKS LAND PARTNERS		Revisions		Sheet Title: IMPACT "E" SECTION & PROFILE	
Project Title:		Date	Initials	Date:	Scale: 1" = AS SHOWN
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HORRY COUNTY, SC				2005-3wJ-357	Sheet 16 of 18
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### F1 - IMPACT "F" SECTION

#### SCALE

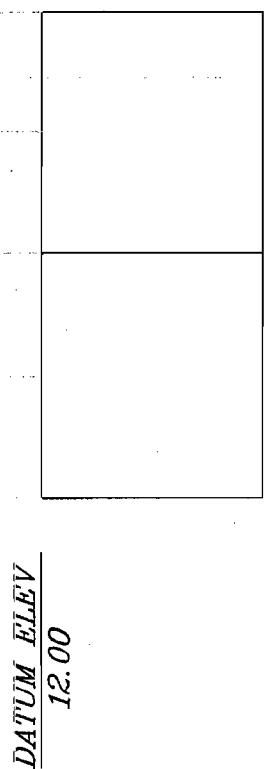
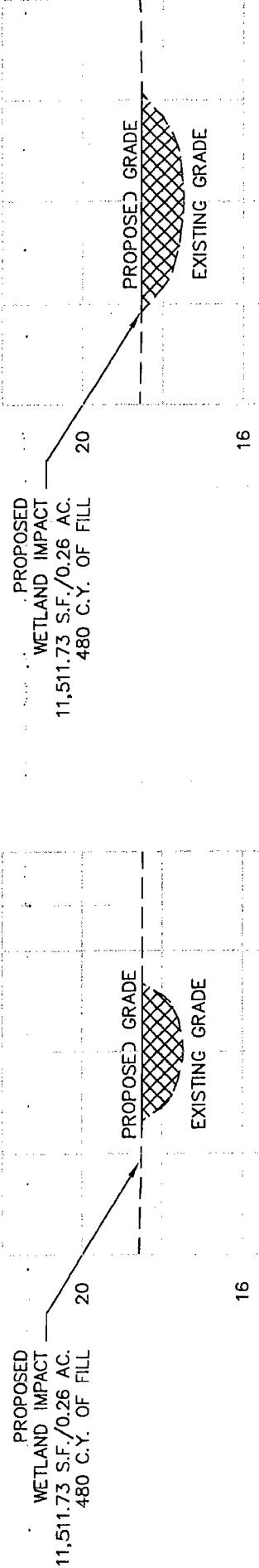
VERTICAL 1"=4'  
HORIZONTAL 1"=60'

### F2 - IMPACT "F" PROFILE

#### SCALE

VERTICAL 1"=4'  
HORIZONTAL 1"=60'

Applicant: OLIVER AND BROOKS LAND PARTNERS	Date	Revisions	Sheet Title: IMPACT "F" SECTION & PROFILE
Project Title: GLENMOOR SUBDIVISION			Date: 9/20/05 Scale: 1" = AS SHOWN
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DATUM ELEV  
12.00

### G1 - IMPACT "G" SECTION

#### SCALE

VERTICAL 1"=4'  
HORIZONTAL 1"=60'

### G2 - IMPACT "G" PROFILE

#### SCALE

VERTICAL 1"=4'  
HORIZONTAL 1"=60'

Applicant: OLIVER AND BROOKS LAND PARTNERS				Revisions		Sheet Title: IMPACT "G" SECTION & PROFILE	
Project Title:		Date	Initials				
GLENMOOR SUBDIVISION							Scale: 1" = AS SHOWN
Project Location: HIGHWAY 90							
HORRY COUNTY, SC							
Y\Projects\05\051328\CEG\051328.404WETLANDIMPACTS.dwg	9/30/2005	5:07:53 PM	EDT	Application #	2005-3w-357	Sheet 18 of 18	